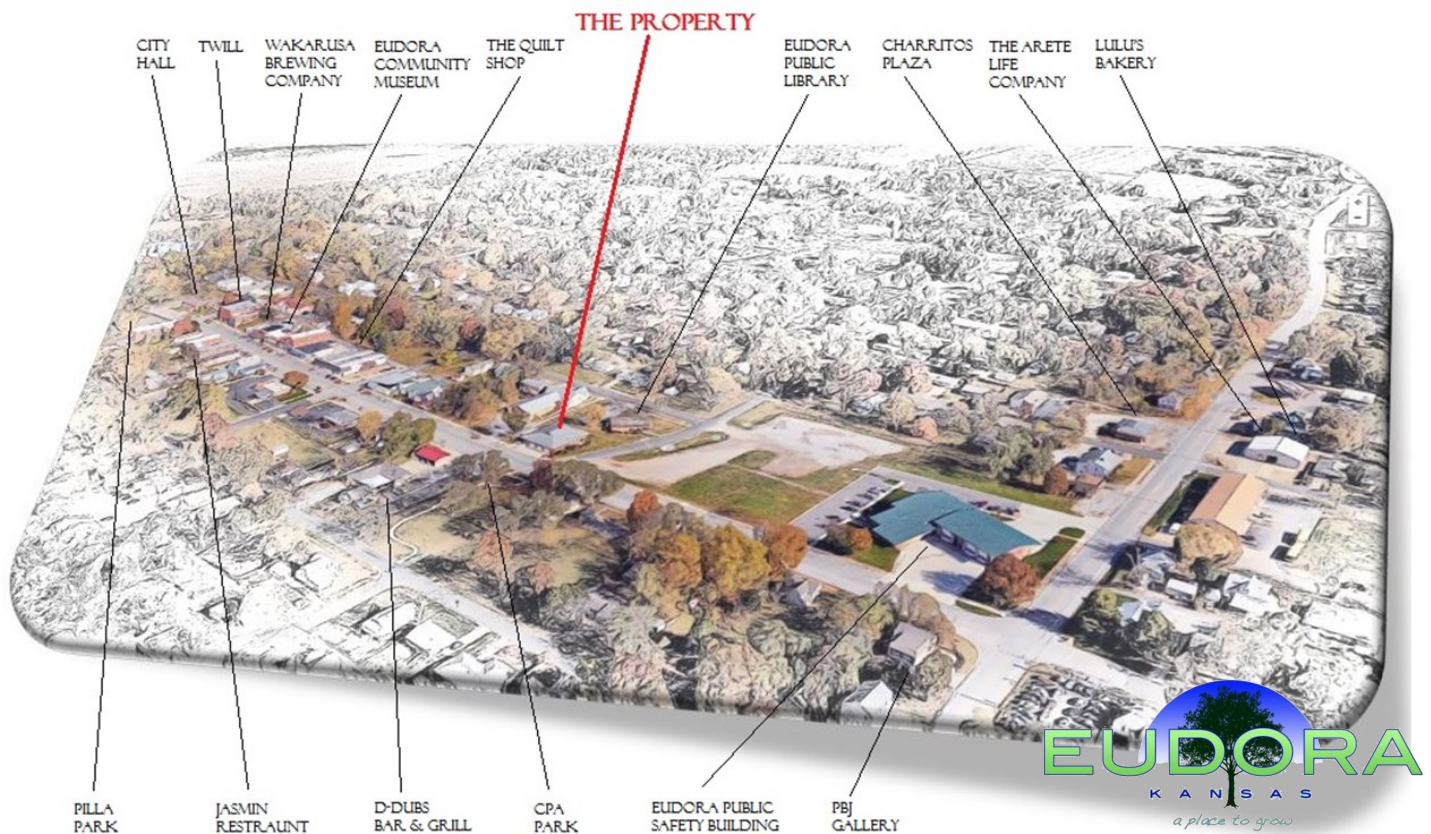




Request for Development Proposals

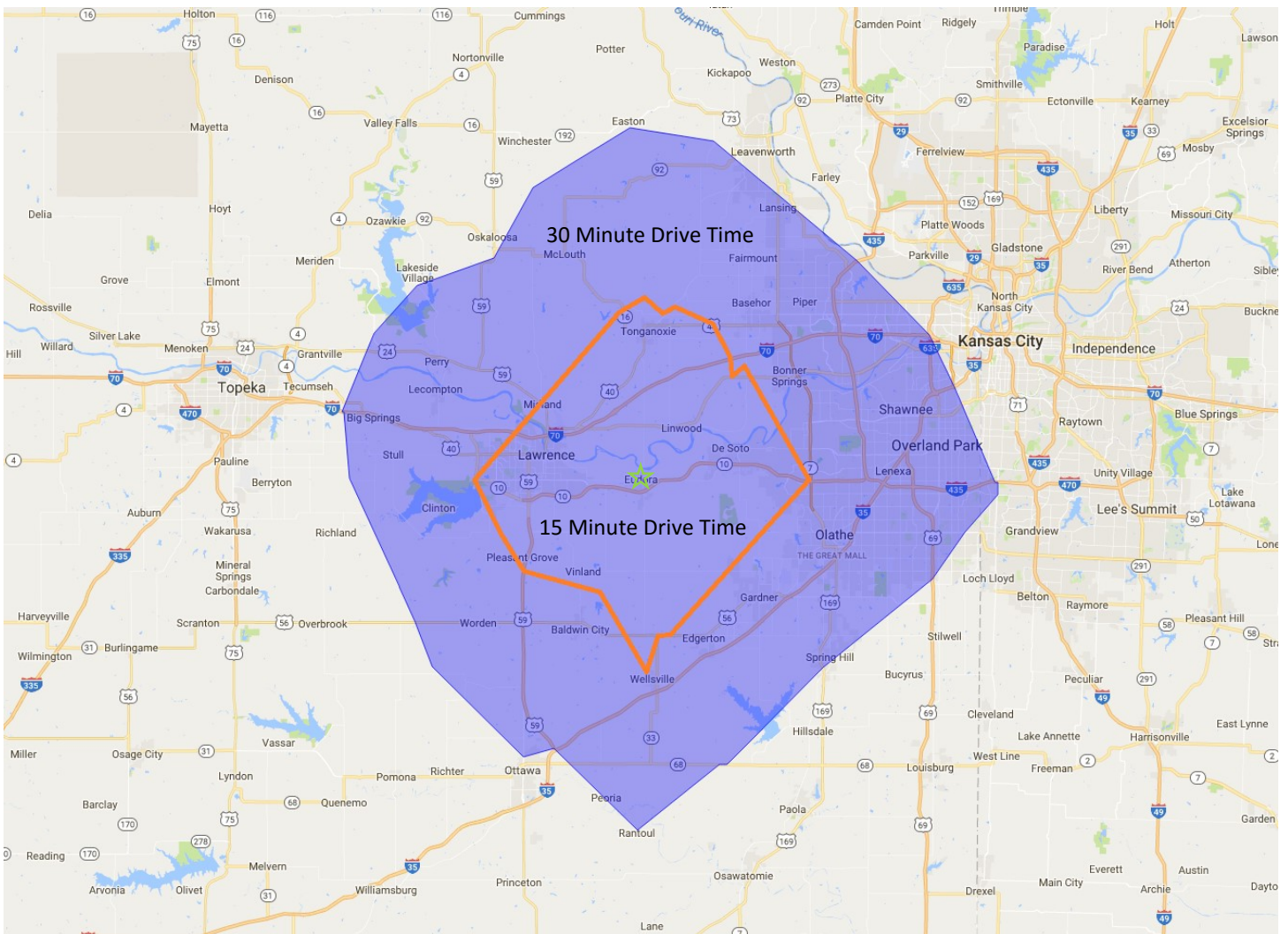
Old Public Safety Building

The City of Eudora, Kansas is soliciting proposals to reimagine a key gateway property in the community's historic downtown. This City-owned property last served as the public safety building which housed both Eudora's police and fire departments prior to construction in 2012 of the new public safety building one block away. Located on the northeast corner of 9th & Main Streets, the site is approximately one quarter of an acre in size, and benefits from a high volume of regular vehicular traffic as Eudora's Main Street serves as one of the few connections between Interstate 70 and Kansas Highway 10. The site benefits from both being surrounded by historical residential and commercial architecture, which provides a small-town feel, and a strategic geographic location with fantastic access to Kansas City and Lawrence, KS—home of the University of Kansas. Proposals should demonstrate how the property would be revitalized in conjunction with the redevelopment of surrounding vacant and underutilized sites to capitalize on the burgeoning creativity of Eudora's charming downtown and the current renaissance the community is experiencing.



Development Context

Eudora is a community of around 6,300 residents and is perfectly situated between two major Kansas metro areas—Kansas City and Topeka—and enjoys great access to both Interstate 70 and Kansas Highway 10. The majority of Eudora’s residents currently work outside of town but love calling Eudora home because of our community’s small town feel and charm. Eudora has recently been experiencing a renaissance of both businesses reinvesting in Main Street’s historic commercial buildings and of residents building new homes and bringing life back to well-loved older homes. Thanks to the great public schools and fantastic parks and recreational options, Eudora is a place long-time residents are proud of and new families want to be a part of. Eudora’s rich history is alive and well in our very successful area historical society and at our newly renovated and expanding community museum and our residential and commercial architecture is a constant reminder of our proud heritage. The community has an enviable civic presence in our enthusiastic and progressive boards, commissions, non-profit groups, library, chamber of commerce, and connected neighborhoods focused on the same mission of strong social connections between neighbors and off the charts quality of life for the entire community.



Vision

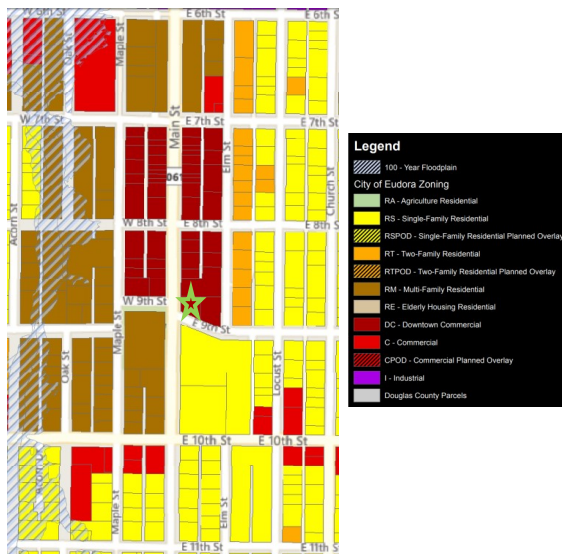
The strategic location of this site within the community makes it a valuable future anchor for Eudora's historic downtown. Main Street's walkable scale, modern streetscaping, and supply of underutilized properties make it a logical space for future private investment. This site is located next to the Eudora Township Public Library, across the street from a nostalgic city park often used for community festivals and events, and at the edge of the City's historic commercial area—home to boutique businesses and locally-owned restaurants.

The property itself has the potential to accommodate a variety of options that enhance the viability of the historic downtown such as retail/restaurant, work space, mixed-use, flexible-use space for community audiences and events, or similar uses.



Land Area, Ownership, and Existing Structure

The total land area of the property is approximately .25 acre, completely City-owned. The site is flat and untouched by any floodplain. The existing 4,320 sqft. brick building has three garage bays and driveway facing Main Street.



Zoning

The site is zoned Downtown Commercial, which permits retail and retail-compatible uses and provides downtown design standards which aim to enhance the historic aspects of Eudora's oldest spaces. For properties within this designation, no off-street parking is required.

Utilities

The property has access to all utilities, including but not limited to City-owned water, electric, sanitary, and storm sewer; and privately-owned telephone, internet, and natural gas.



Proposal Content and Format

A. Executive Summary

Provide a concise summary of the overall proposal.

B. Development Team

Detail and describe the proposed development team.

C. Project Plan

Clearly detail and define the project including:

- Gross square footage of project and each proposed use.
- Provide a conceptual site plan and building elevations (color recommended).
- Describe how the project will exist in context with surrounding properties.

Demonstrate the proposed project's viability by including, to the extent possible, the following:

- Intended use of the Property.
- Proposed tenants/buyers/operators for the completed project.
- Development costs, including all site acquisition, construction costs, soft costs, and contingencies.
- Project timeline indicating start of construction and completion of construction.

D. Level of Return and Benefit

Describe the economic, fiscal, employment (construction and permanent), and other tangible public benefits generated by the proposal. Qualitative public benefits such as social or historic preservation goals may be included as support to well-defined quantitative benefits.

Submission and Selection

All proposals, including supporting documentation, are confidential until a selection is made by the City. All costs incurred in the preparation of this proposal are the responsibility of the proposer. The City reserves the right to issue supplemental information or guidelines relating to the RFP during the proposal preparation period, or to make modifications to the RFP. All proposals shall be considered firm offers for a period of 180 days following the due date.

Once submitted, proposals may not be changed without written consent of the City. One (1) hard copy and one (1) electronic copy of the proposal shall be submitted by 5:00 P.M. on June 1, 2018 to:

City of Eudora

Attn: Leslie Herring, Assistant City Manager

4 E. 7th Street

Eudora, KS 66025

lherring@cityofeudoraks.gov

785-690-7123

As the City is interested in selling the site for economic development purposes, it also reserves the right to evaluate each submittal on an individual basis.